

**ROCKY BAYOU OWNERS ASSOCIATION  
P.O. BOX 848 Niceville, Florida 32588-0848**

**Monthly Meeting of the Rocky Bayou Owner's Association  
August 11, 2021  
Held at Niceville City Hall**

The Rocky Bayou Owners Association Monthly Meeting was held on August 11, 2021, at Niceville City Hall.

**Call to Order:** Meeting called to order at 6:30p.m.

**Confirmation of Quorum:** Rich Comer, Rocky Harvey, Randy Sims, Kathy Flynn and Tracy Wood.

Additional Association Member Present was Judy Boykin representing the Covenants Committee

**Confirmation of Notice:** Notice posted on RBOA website.

**Approval of Minutes from July 14, 2021:** Tracy Wood recommended to approve the July minutes, and Randy Sims second the motion. The July minutes were approved unanimously.

**Review of Financials:** Rocky briefed the monthly financials for July as well as the overall association's current financial status. There were no concerns or issues noted.

**ARCHITECTURAL CONTROL COMMITTEE:** Kathy Flynn briefed a current situation where an association member's fence is 2 inches too high, but none of their current neighbors have an issue with this. Kathy will proceed with filing a waiver for this member's fence. Additionally, Kathy presented Rocky with the annual architectural control committee report to be filed.

**COMPLIANCE:** Tracy Wood had nothing significant to report.

**MAINTENANCE/PROJECTS:** Randy reported that he approached Yisaac to have him install pine straw on Lindsey Lane, but Randy decided to place the pine straw there himself because it would be quicker. Prior to this meeting Randy had completed one trip of an anticipated two to complete the small project. Randy is still waiting for an update from the contractor regarding when the Henderson Dam pump will be repaired. He continues to remain engaged to ensure this will be done soon. Randy presented the updated association grounds maintenance contract to the board. The major changes/updates to the contract include the extension to a 3 year agreement with a 30 day notice of termination. Additionally, the contract now includes Bond Circle and Lakeway Drive maintenance. Randy presented a motion to approve the updated maintenance contract. Rocky seconded the motion, and it was passed unanimously. Randy reported his plan to take care of the trees overhanging Golf Course Dr before the end of the month. Finally, Randy outlined his intention (as discussed during the June board meeting) to cut

Recorded by Rocky Harvey

the roots of the crepe myrtles along the Lake Henderson spill way so that we can re-sod the area on the dam to prevent erosion, and also to comply with previous inspection requirements.

**ENVIRONMENTAL:** John Sekas was not in attendance, therefor no updated was provided.

**OLD BUSINESS:** Judy Boykin once again outlined the way forward the Covenant Committee intends to proceed regarding consolidation and updating of the RBOA covenants. Tracy Wood presented a motion to approve \$7500 for the covenant committee to begin working with attorneys to successfully update the association's covenants and governing documents. This motion was seconded by Randy Sims and was passed unanimously.

**NEW BUSINESS:** Rocky proposed a motion for the board to update the association bookkeeper's laptop. Randy seconded the motion and it passed unanimously.

Next Board of Directors meeting is scheduled for September 8, 2021, at Niceville City Hall.

Meeting Adjourned at 7:05 p.m.